



Executive Director's Report

June 30, 2021

The Board of the Evermore CID welcome back for another 3-year term, Chris Garner and Warren Auld. These two Board Members have been instrumental in setting the direction of the CID. Their untiring effort to stay informed and represent the property owners in the corridor have been reflected in their commitment to the CID. Congratulations to each of the reelected Board Members.

Of importance for obvious reasons, the property owners unanimously reauthorized the CID for another 6-year term. This vote to support the long-term commitment to improving transportation and improvements to the area will ensure the on-going success of the Corridor.

The Gwinnett County 2021 Tax assessments are in, and the news is much better than expected. During the pandemic, we were thinking, in some CIDs, of a 15-20% decrease in property values. However, the news is much better than expected. While a few of Gwinnett's CIDs experienced some decrease, those decreases were in the .5% range. Evermore is estimated to increase by 1.5%. Keep in mind, AMAZON has not been added into this evaluation. While this is modest increase, the results of the tax digest could have been much worse.

On May 19th, a TEAM meeting was held with GDOT, GwDOT, city of Snellville and the CID to discuss issues impacting the corridor and the city of Snellville. The purpose of the meeting was discussing issues at Ga124/GA10. A discussion of issues, causal factors and general safety concerns were voiced by participating members. Currently, GDOT is evaluating improvements to the location.

While the call was continuing, another area at East Park Place Blvd @ GA-10 was also discussed. A traffic study of the location has been undertaken as a result of the meeting.

An updated Property Tax Collection Report as of 6/11/2021 is as follows below. The 2020 property tax collections continue to exceed the 2019 property taxes received during the same time period.

The following chart is an update to this comparison using the first 37 weeks of collections for both. 2020 has exceeded 2019 collections by 1.38%:

Compared to same length of time for Collections &
Billings:

Executive Director's Report

Page 2

June 30, 2021

2019 Billed- Adj 12/31/19	996,248.15	12/31/2019
2019 Collections-37		
Weeks	976,907.12	4/24/2020
2020 Billed -Adj 5/31/21	1,005,608.00	5/31/21
2020 Collections-37		
Weeks	990,430.64	6/11/2021
	13,523.52	Collection Difference
		2020 has collected more than
	1.38%	2019

Collector Road Phase III Evermore North Blvd. (Hewatt-Parkwood-Britt):

In the June 23rd Status Meeting, participants discussed issues of the project. The environmental and historical updates have been completed successfully. The sight barrier wall which was originally been approved by the residents of Rainbow Circle has been located and is still in production. This wall will have the appearance on both sides of a granite wall.

Below is the most recent update on the ROW acquisition progress:

Right-of-Way status as of **June 23, 2021**

Closed: 1, 6,8,10,13,14,18,21,22,23,25,26,30,32/34,38,39,40,41,43

Closing: 11,14, 15/17/20,24, 35/36,37, 42 (options signed, waiting on closing documents to be returned), 43

Condemnation: 2, 3, 4,5, 7,9, 16, 27-29,31,33, 44

Negotiation: 12

The GwDOT continues to negotiate with owners to ensure that no owner is left with condemnation being their only avenue for resolution of the acquisition of their property.

General Comments:

As the US Congress considers the Infrastructure Bill Congressman Hank Johnson's Office is supporting two projects impacting the Evermore CID. Through the efforts of GwDOT, transit alternatives for the corridor and the city of Snellville will be impacted if the proposals pass into appropriations.

As considerations begin for the 2022 SPLOST, a conversation has begun to determine the highest priorities of the County. These discussions will impact the CID. While the CID has been fortunate to have received funding for projects, we are preparing a list of priorities

to be more fully fleshed out in coming months. The Board's input is encouraged to help shape those priorities.

One possible project previously discussed is the Ross-Paxton-Killian Hill-McDaniels Bridge project. The concept study was completed last year by Axis Infrastructure. Based on this work, additional discussion has taken place with GwDOT. In the initial discussions, a concept was considered whereby the County and the CID would jointly fund the project using Federal funds augmented by SPLOST funds. By doing so, the project would be constructed simultaneously. (McDaniels Bridge Road at the intersection with Killian Hill lies wholly outside the CID.)

Gwinnett County Codes Enforcement met with CID staff to discuss some of the code violations within the corridor. Kim Chassion and Ed Wallace offered insight into the operations and tracking system used by their office. We had an opportunity to tour the CID looking for issues that had been reported to the CID office.

While we had received numerous complaints about vehicle parking on Easy St, once we arrived on the street, many vehicles were located within the ROW with vehicle repairs taking place in the cul-de-sac. We stopped the tour for the Codes Officers to contact the owners of the property. As of a recent visit to the area, the owners continue to meet the requirements of the Codes Enforcement Officers.

While Easy St was not the only area, there were other locations. Illegal signs were identified throughout the CID. Another location near Lake Lucerne, vehicles were stored, inoperable and repairs were being conducted outside of the limits of the authorized location.

Kim Hartsock, Chair of the Gwinnett County Planning Commission tour the corridor. Her efforts and purpose was to familiarize herself with the corridor. While on her visit, we discussed the request for rezoning for the property owned by Childress/Kline. That decision by the Gwinnett County Commission has be deferred until July BOC meeting.

At the request of Planning Commissioner Anthony Croster, a meeting to tour the CID was held. He provided an overview of his perspective of what should be a focus on the CID. He as equally interested in the proposed expansion of the storage facility.

On August 6th the Chamber of Commerce Annual Dinner will be held. If any of the Board Members wish to attend, please let me know at your earliest convenience. For this event, one guest may be included with the invitation to join the CID table.